

RESOLUTION NO. 2779

RESOLUTION APPROVING A CLASS 3 REVIEW, NONCONFORMING USE, ADMINISTRATIVE ADJUSTMENT, AND STATE ENVIRONMENTAL CHECKLIST APPLICATIONS TO CONSTRUCT A NEW PRIMARY SCHOOL AT 408 N. 1st STREET, SELAH WA, 98942 (JOHN CAMPBELL) FOR THE SELAH SCHOOL DISTRICT (SEPA-2019-009, ADJ-2019-006, CL3-2019-002, & NCF-2019-001).

WHEREAS, on January 14, 2020, the City of Selah City Council considered the Class 3 Review, Nonconforming Use, Administrative Adjustment, and State Environmental Checklist applications presented by NAC Architecture on behalf of the Selah School District #119 to construct a primary school, increase the maximum lot coverage of the site from 35% to 45%, and provide environmental review of the proposal in its entirety.

WHEREAS, the Planning Commission recommended approval of the application with conditions on December 3, 2019; and,

WHEREAS, City of Selah Planning staff identified that a correction was necessary to be made to condition #21 of the Planning Commission's findings; and,

WHEREAS, the City of Selah Council has considered the applications, the City staff report dated December 3, 2019, the Planning Commission's findings of fact, conclusions, and recommendation dated December 3, 2019, and all staff corrections, and the Council is satisfied that the matter has been sufficiently considered; and,


WHEREAS, the City Council adopts the Findings and Conclusions from the Planning Commission's Recommendation with the identified amendment to condition #21; and,

WHEREAS, the City Council considered the elements of public use and interest to be served by the proposed Class 3 and Nonconforming Use and Administrative Adjustment applications, and

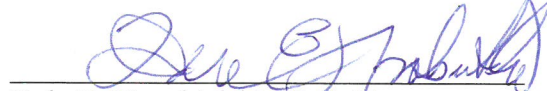
WHEREAS, the City Council considered the elements of public health, safety, and general welfare pertaining to the proposed Class 3 and Nonconforming Use and Administrative Adjustment applications;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the Selah School District's Class 3 Review, Nonconforming Use, Administrative Adjustment, and State Environmental Checklist applications SEPA-2019-009, ADJ-2019-006, CL3-2019-002, & NCF-2019-001 requesting to construct a new primary school, increase the maximum lot coverage of the site from 35% to 45% within the R-1 zoning district is APPROVED with the eleven (22) specific conditions recommended by the Planning Commission, set forth below and incorporated herein by this reference.

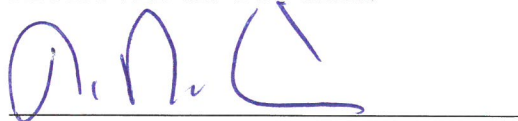
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH,
WASHINGTON this 14th day of January 2020.


Sherry Raymond, Mayor

ATTEST:


Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:


Rob Case, City Attorney

CONDITIONS OF APPROVAL

1. The applicant shall comply with all mitigation specified within City of Selah SEPA MDNS #2019-009, issued November 15, 2019 and CAO-2019-002.
2. Location of any future refuse dumpsters located on the subject property shall have enclosure installed in accordance with SMC 10.08.170.
3. Parking lot improvements shall be made in substantial conformance to the site plan and shall include the following features identified in the application and site plan:
 - a. Parking stalls 10 X 20 ft. in size;
 - b. Reconfiguration of the main parking lot access to align with Home Ave.;
 - c. Stormwater management improvements; and
 - d. Illumination to the specifications described in the application.
4. Parking lot construction shall conform to Zoning Ordinance parking requirements and standards including grading and drainage as described by the application, timber or concrete barriers to provide physical separation of the parking lot from the streets, lighting installed to reflect away from adjoining areas, depth of pavement and other construction standards.
5. Accessible parking spaces shall be provided as required by the International Building Code and as shown on the site plan.

6. Prior to construction, the applicant shall submit civil engineering plans for review and approval to the City of Selah Public Works Director for any and all termination, relocation, or installation of public sewer or water lines, and construction of public improvements.
7. In accordance with the City of Selah's Construction Standards Chapter 7 Street Improvements, the applicant shall install curb, gutter, and sidewalk on both sides of N. 3rd St. from Bartlett Ave. to 3rd Street's terminus.
8. As N. 3rd St. does not have an appropriate fire apparatus turn around, the applicant shall construct and dedicate the necessary right-of-way for a 96 ft. diameter cul-de-sac, which has curb, gutter, and sidewalk in accordance with the International Fire Code D103.1 & 4, and the City of Selah's Construction Standards Chapter 7 Street Improvements.
9. All new developments shall be served by a public domestic water supply line adjacent to the lot or development site. The supply line shall be capable of providing sufficient flow and pressure to satisfy the fire flow and domestic service requirements of the proposed development (City of Selah's City's Construction Standards Chapter 4 Water System Improvements).
10. Each building shall be served by a separate water connection to the public main in accordance with the City of Selah Construction Standards Chapter 4 Water System Improvements.
11. The developer shall install an 8-inch water main in E. Bartlett Ave. from N. 1st St. to N. 3rd St. in accordance with the City of Selah's City's Construction Standards Chapter 4 Water System Improvements, and Water System Plan.
12. The developer shall install an 8-inch water main in N. 3rd St. from E. Bartlett Ave. north looping it to the water main in Hillview Ave. or other approved connection in accordance with the City of Selah's City's Construction Standards Chapter 4 Water System Improvements, and Water System Plan.
13. Fire hydrants shall be installed at least every 350 feet in accordance with Selah Construction Standards Chapter 4 Water System Improvements, SMC 11.30 Fire Hydrants, International Fire Code Appendix C, and approval of the Selah Fire Chief.
14. In accordance with the City of Selah's Construction Standards Chapter 5 Sanitary Sewer System Improvements, all new developments shall be served by a public sanitary sewer line adjacent to the lot or development site, and each building shall be served by a separate side sewer.

15. In accordance with the City of Selah's Construction Standards Chapter 4 Water System Improvements, Irrigation Systems, the school district shall submit engineering plans for review and approval, which facilitate installation of irrigation facilities to utilize water from the Taylor Ditch to irrigate the facility's landscaping rather than the domestic water supply.
16. All utilities including power, cable, and others shall be placed underground and installed at a depth of not less than three (3) feet below grade in accordance with Selah Construction Standards Chapter 1 General (12) Utilities.
17. A minimum of a sixteen-foot public utility easement shall be established for all proposed and existing utility lines, provided the width of the easements for buried utilities shall be at least twice the depth of the planned excavation in accordance with the City of Selah Construction Standards Chapter 1 General (11) Easements.
18. A dust control plan shall be prepared and implemented during construction as required by the Yakima Regional Clean Air Agency.
19. Prior to issuance of a building permit, plan review, permits, and inspections are required pursuant to the 2015 International Building Code.
20. In accordance with SMC 9.23.030, the City of Selah's Construction Standards Chapter 6 and the Eastern Washington Stormwater Management Manual, the applicant shall submit stormwater plans for review and approval to the City of Selah Public Works Director prior to building permit issuance.
21. The School District shall have 60 concurrent working days to complete all work within City right-of-way, which involves or requires road crossings, excavation, new sidewalks, other public improvements such as installation of utilities, and lane closures. The City would like to review the proposed construction schedule for the project and be invited to all construction meetings that pertain to work within City right-of-way. The City may issue a stop work order if the project is not in compliance with the 60 concurrent working day requirement as described above. Additionally, the City may grant an extension of the concurrent working day requirement provided the City Public Works Director is provided with sufficient justification to grant the request.
22. The project shall be completed within one year of the final decision. An extension may be requested as authorized by the zoning ordinance, but must be in writing and made prior to the completion date.